



11 Angle Vale Road, Angle Vale

Welcome to Your Family's Dream Home

Auction Location: 11 Angle Vale Road, Angle Vale SA 5117

Step inside this spectacular family home, perfectly designed to offer both space and comfort for family living. Set on approximately 2,000sqm, this impressive residence features five spacious bedrooms and two beautifully appointed bathrooms, providing the ideal setting for families who love to live, relax and entertain in style.

The master suite is a private retreat, complete with a split system for year-round comfort, expansive ensuite equipped with a spa bath. The perfect place to unwind after a long day!

Multiple living areas ensure there's space for everyone, including a front retreat and a generous open-plan kitchen that seamlessly connects to the dining and lounge area. Whether it's family movie nights, entertaining friends or enjoying quiet evenings at home, this property truly has it all!

Key features

- Five spacious bedrooms, including a master with split system air conditioning and an ensuite featuring a spa bath

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FOR SALE
\$1,050,000

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Multiple living areas, with the kitchen overlooking the dining and lounge spaces
- Granny flat/Rumpus ideal for guests or a home office
- Expansive shed with power, concrete flooring and its own toilet
- Inground fibreglass swimming pool with solar heating (salt or mineral compatible)
- 60+ approx solar panels with battery storage and three-phase power
- Hardwired security cameras (included), NBN fibre and electric hot water service
- Comfort assured with evaporative cooling and a cosy combustion heater
- Gas bottle supply for convenience
- Large outdoor entertaining area perfect for year-round gatherings

Step into the ultimate entertainer's delight where indoor and outdoor living seamlessly combine! The spacious undercover entertaining area flows effortlessly off the house and connects directly to the carport, creating one expansive zone perfect for gatherings all year round. Whether it's a casual BBQ or a family celebration, this well-designed layout offers versatility and comfort in any season.

Overlooking the space is a stunning in-ground saltwater swimming pool, with the added option to convert to minerals for an even more luxurious swimming experience. Plus, with solar heating, you'll enjoy extended swim seasons without the extra energy costs.

This is an opportunity not to be missed! This home offers ample space for entertaining and creating lasting memories with family and friends. With its generous layout and incredible features, you can easily host multiple gatherings throughout the year.

Embrace the lifestyle you've always wanted in one of Angle Vale's finest homes!

Call Donna Staines 0456 844 103 or Robert Bonelli 0497 808 908 today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

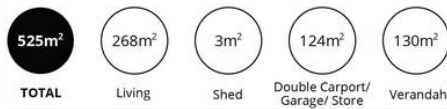
Property ID 2CFYGJU
Property Type House
House Size 267 m2
Land Area 2004 m2
Including Air Conditioning
Evaporative Cooling
Dishwasher
Workshop
Built-in-Robes
Secure Parking
Solar Panels
Water Tank

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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